



REQUIRED INSPECTIONS

2006 UNIFORM STATEWIDE BUILDING CODE

Effective May 1, 2008

Permit # _____

Division of Zoning, Permitting & Inspections
Fauquier County Department of Community Development
29 Ashby Street, Suite 310, Warrenton, Virginia 20186

Building Phone: 347-8646
Facsimile: 347-2043

The permit holder or agent is responsible for requesting inspections prior to concealment. Failure to obtain approved inspections prior to concealment is a violation of USBC Section 113. Inspections are required at a minimum of 6 month intervals to avoid permit lapse. It shall be the responsibility of the permit holder to prove to the Building Official that work has not been abandoned. Upon written request, the Building Official may grant an extension of time (additional fee applies).

In order to better serve you, please have your permit number ready when calling to schedule any inspection. To schedule an inspection, please call (540) 347-8646.

NOTES:

The APPROVED PLANS must be on site for all inspections.

Erosion Controls on disturbed land must be maintained throughout period of construction and may be inspected at any time.

MISS UTILITY: 811 or 1-800-552-7001 DIG SMART: 1-888-258-0808

REQUIRED INSPECTIONS:

This is a list of inspections for typical jobs; other inspections may be required in special circumstances. If work is being performed requires other inspections as required by the USBC, then it is the responsibility of the contractor to schedule for the appropriate inspections.

1. **Temporary Electrical Service on Pole:** Meter base, service conductors and electrical service equipment have all been properly installed including GFCI protection for 120 volt receptacles.
2. **Footings:** Prior to placement of concrete. All necessary soil reports, engineered designs, forms, bulkheads, grade stakes and steel in place.
3. **Concrete Poured Wall:** Prior to placement of concrete, all rebar and forms installed and properly braced.
4. **Plumbing Groundwork:** At the time of inspection, all water and drain, waste and vent (DWV) systems must be under approved test. DWV systems shall be tested with a 10 foot head of water or air test maintained at a gauge pressure of 5 psi for IRC applications. For IPC installations no air testing shall be allowed for plastic piping. Water lines must be tested under minimum working pressure or for piping systems other than plastic a minimum air test not less than 50psi.
5. **Trench:** Prior to concealment of electrical wires, conduit, water lines and sewer lines after proper bedding and prior to backfill.
6. **Concrete Slabs:** After all plumbing and electrical groundwork inspections have been approved and prior to placement of concrete. All required inspections, engineer reports, steel, mesh, vapor barrier and grade stakes must be in place.
7. **Backfill:** After required waterproofing and foundation drainage system are installed, concrete slab is poured and floor system is framed. Prior to placement of backfill.
8. **Fireplace, Throat and Thimble:** The fireplace hearth prior to placement of concrete. The throat of a fireplace after the first flue liner is set. The thimble after the thimble and first flue liner are set.
9. **Close-In Building, Electrical, Mechanical and Plumbing:** Inspections of structural members and fasteners, electrical, mechanical and plumbing materials and systems prior to concealment. These inspections shall be performed when all tests are applied and all systems are complete and the structure is sufficiently protected from the weather to protect equipment and materials. Note that this includes gas lines located inside the building. See Item 10 for special requirements concerning modular buildings.

INSPECTIONS BY THIRD PARTY INSPECTION AGENCIES:

Approved Inspection Agencies may perform construction agencies in lieu of the Fauquier County Building Office as outlined in the "Fauquier County Third Party Inspections Policy." Please see that document for further details. All third-party reports must be submitted on the form used by the Building Office. Failure to submit third-party inspection reports in the timely manner specified by the policy may delay of further inspections.

10. **Modulars:** Mate-line inspection required prior to concealment. Manufacturer's Erection Manual must be on the job site for the inspection. Note all work performed on site will also require inspection as outlined in items 1-13.
11. **Insulation:** After Close-in inspections (framing, plumbing, electrical and mechanical) have been approved and insulation has been installed.
12. **Tank and Line:** After tank and lines are installed and test is prepared, prior to backfill. At the time of inspection gas piping and valves shall be under test. A monometer or a pressure-measuring device designed to record or indicate a pressure lost during the 10 minute test period shall be utilized. The high end of the gauge range shall not be greater than 5 times the test pressure, which is one and one-half times the working pressure. The test shall comply with Section G2417 of the IRC 2006 edition for residential application and Section 406.4 of the IFGC 2006 for commercial applications.
13. **Final Inspection/Certificate of Occupancy:** Structure is complete and ready for use. Electrical, plumbing and mechanical systems are operational; grading is complete, including soils stabilization.

ADDITIONAL CERTIFICATE OF OCCUPANCY REQUIREMENTS

Depending on the type and location of your project, sign-off from other agencies may be required before a Certificate of Occupancy can be issued by the Building Official. It is your responsibility to secure these sign-offs from other agencies; to avoid unnecessary delays, it is highly recommended that you provide copies of all Health Department, VDOT and Service authorities approval documents referenced below, prior to requesting approval of a Certificate of Occupancy.

Health Department: All occupancies utilizing private well and/or private sewer systems must have Health Department approval prior to occupancy. Food service establishments must have Health Department approval prior to issuance of Certificate of Occupancy. Call 540-347-6363 for further information.

Service Authorities: All occupancies utilizing public water and/or public sewer systems must have appropriate Service Authority approval prior to issuance of a Certificate of Occupancy. The Service Authorities in Fauquier County are:
Fauquier County Water and Sewer Authority 540-349-2092
Town of Warrenton Public Utilities Department 540-347-6574
Town of Remington Water Department 540-439-2220

Virginia Department of Transportation (VDOT): All commercial & industrial occupancies that were required to obtain a land use permit from VDOT must have VDOT final approval prior to issuance of the Certificate of Occupancy. VDOT: 540-347-6441

14. Swimming Pools:

Inspections as listed below are required as applicable.

Fiberglass Pools must be inspected after the pool is set (pit dug and base layer in place) and before the water and backfill is placed. Backfill may need to be done by 3rd party if lifts and compaction will be required.

Compacted Fill. Excavation outside of 1 foot beyond the pool size or ground level raised with fill shall be lifted in accordance with IBC 1803 and inspected by an inspection agency approved by the Building Office.

Bond and Steel. Must be scheduled when hole is dug, all steel is installed in conformance with the approved plans, and the bonding wire is installed. Please see Equipotential Bonding Grid.

Equipotential Bonding Grid (IRC E4104.4). The Equipotential Bonding Grid must be inspected after it is connected to the Bonded Parts and before covering. Note: This inspection may be incorporated with the slab inspection.

Slab. Schedule when concrete deck around pool is prepared for placement of concrete. All steel shall be in place and all bonding complete (see Equipotential Bonding Grid and Bond and Steel). All compaction reports must be approved by this office. Inspection shall be scheduled prior to placement of concrete.

Tank and Line. See #12 above for description of Tank and Line Inspection requirements.

Final. After all work is complete to include all electrical, mechanical and the required barrier is in place.

REQUIREMENT FOR POOL BARRIER: A barrier meeting code requirements is a required part of pool construction. The contractor installing the pool, is responsible for its complete installation, including the required barrier. A barrier is also required while construction is in progress. The delegation of barrier construction to the owner does not relieve the contractor of the responsibility for completion of pool construction. The delay of completion of any pool because of the delegation of duties to sub-contractors or homeowners may seriously jeopardize the life of the pool permit. A permit that is declared invalid may necessitate the issuance of a new permit that would include new fees and possibly new code requirements or restrictions. The use of a pool prior to a final inspection is prohibited by Code (see USBC section 116). Failure to abate a violation of the USBC or abandonment of a project for more than 30 days are prohibited acts, as outlined in the contractor regulations for the Department of Professional and Occupational Regulations.